



Presented By:
NASA Langley Research Center
The Commonwealth of Virginia
The City of Newport News
Newport News Economic Development Authority
Newport News Town Center LLC
NAI Harvey Lindsay Commercial Real Estate
The Peninsula Alliance for Economic Development

June 2, 2004

City Center at Oyster Point



Workforce

Availability



Workforce

Availability

- Hampton Roads has the highest concentration of civil servants and government contract employees of any region hosting a NASA Center, after the Washington, D.C. area.
- The Hampton Roads workforce totals 815,105 people, including 42,072 civil servants, 30,000 government contractor employees and 91,833 military service members.
- Each year, approximately 13,000 of the region's highly-trained active duty military personnel leave the military and seek jobs in the private and public sector.

Workforce

Education and Training



Workforce

Education and Training

- Hampton Roads has one of the most outstanding and diverse educational systems of any region competing for the NSSC with 27 degree granting institutions.
- Thomas Nelson Community College provides:
 - customized training to both individuals and companies
 - flexible scheduling, convenient access and reasonable rates
 - a cooperative agreement program with NASA for administrative training
- Our universities have strong programs for the non-traditional student and continuing education.

Workforce

Diversity



Workforce

Diversity

- Hampton Roads is part of the Metropolitan Statistical Area rated as the #1 most racially integrated in the United States.
- Two Historically Black Colleges and Universities- Hampton University and Norfolk State University – are located within 5 and 20 miles, respectively, to the proposed Hampton Roads NSSC site.
- Hampton Roads colleges and universities have a diverse student enrollment:
 - African Americans comprise 33.7% of the region's total college and university enrollment; Asians 4.1%.
 - 15.9% of the disabled population in Hampton Roads is enrolled in college and/or graduate school.

Workforce

Quality of Life



Workforce

Quality of Life

- World-class museums, galleries, historic sites, performing arts and scores of other fabulous attractions dot the region from Williamsburg to Virginia Beach:
 - Busch Gardens was voted America's Favorite Theme Park
 - Virginia Symphony, Virginia Opera, Virginia Stage Company, and Chrysler Museum of Art
 - Major department stores Dillard's, Hecht's, and Nordstrom
 - Specialty retailers Bass Pro Shops to Restoration Hardware

Workforce

Quality of Life

- Hampton Roads housing costs are among the lowest of any region competing for the NSSC.
- With the national composite index of 100.0, Hampton Roads housing is well below the national average at an 89.1 index.
- The Hampton Roads Metropolitan Statistical Area ranks among the South's most livable areas.

Workspace Efficiency



Workspace Efficiency

- City Center at Oyster Point represents the most prestigious and high-profile business district on the Virginia Peninsula.
- Built to NASA specifications, the new, five-story, Class A office building will overlook a five-acre fountain in a new urbanist corporate community.
- The proposed 134,000 square-foot facility will be tailored specifically to ensure that all goals of a high-efficiency, high-performance workplace are achieved while still accommodating potential growth.



Workspace Efficiency

- The site exemplifies the environmentally sensitive outlook and sustainable design policies inherent in the LEED standards, and meets or exceeds all GSA/NASA guidelines for employee office space.
- Draft floor plans demonstrate that occupancy levels can meet or exceed the NASA occupancy guideline criteria and the spirit and intent of LEEDS silver rating criteria for Greening of the federal government.



Regional Access



Regional Access

- The travel accessibility of the facility makes the Hampton Roads NSSC site the lowest cost option to NASA.
- The site is strategically located and served by three Interstate 64 interchanges and three, six-lane arterial streets.
- Hampton Roads is a close 2 ½ hour drive to NASA Headquarters in Washington, D.C.



Access

Flight Availability

- Hampton Roads offers maximum flexibility of travel with easy access to three airports:
 - Newport News/Williamsburg International – 5 miles
 - Norfolk International – 25 miles
 - Richmond International – 60 miles
- The three airports together offer:
 - more than 475 daily one-stop/non-stop flights to the other NASA centers
 - low-fare carriers Southwest, AirTran, and Independence Air
 - flights by all major airlines
- Newport News is ranked 5th and Norfolk is ranked 24th in passenger growth

Access

Flight Availability

More than 475 Flights a Day



Access

Visitor Accommodation and Affordability

- The region's defense- and tourism-based economy makes for a wide range of hotels to accommodate millions of business and leisure travelers each year.
- Many nearby Hampton Roads hotels offer reduced government rates to accommodate the large number of military and defense-related business travelers.
- Other hotels located within a one-mile radius of the proposed facility include an Omni hotel, Holiday Inn, Days Inn, Suburban Lodge, Intown Suites, Extended Stay America, and Econo Lodge.

Access

Visitor Accommodation and Affordability



Physical Quality

Fountain Plaza One



Physical Quality

Fountain Plaza One

- Less than 12 months was spent from building permit to occupancy
- NSSC to be designed by same architect as Fountain Plaza One
- Tenants include Riverside Hospital corporate headquarters, Malcolm Pirnie, and RCB Centura Bank



Physical Quality

Fountain Plaza Two



Physical Quality

Fountain Plaza Two

- Fountain Plaza Two was occupied by city offices 8 months from building permit to final construction
- Level I Environmental study already conducted on NSSC site
- More than 3 million square feet developed in Oyster Point Business Park and several million more surrounding – never a major environmental problem



Physical Quality

Fountain Plaza Three

Langley Federal Credit Union Conference Room



Physical Quality

Fountain Plaza Three

- Headquarters building of Langley Federal Credit Union
- U.S. Attorney's Office major tenant in building
- Lockheed Martin also a tenant in the building
- In the nearby Merchant Walk Building, an additional GSA tenant is the Administrative Law Judges Office



Security



Security

- The building is designed to meet Class A building security requirements, and will feature perimeter access control with intrusion detection and access controls.



Access

Stability of Utilities/Communications Infrastructure



Access

Stability of Utilities/Communications Infrastructure

- Due to the large military investment in this region, Hampton Roads has the most sophisticated and most secure communications infrastructure in the nation.
- The region has 650,000 miles of fiber optic capabilities ensuring service reliability.
- The Hampton Roads NSSC site will further benefit from maximum flexibility and redundancy with regard to electric power and fiber optic utilities.



Cost

- Labor cost savings of \$490 million
- Initial NASA cash requirement – NONE
- Additional cost savings – \$28 million
- Relocation Assistance

Fast Track Performance



Project: FOUNTAIN PLAZA ONE
General Contractor: W.M. JORDAN
Start/Finish: 6/28/01 - 7/10/02
Days: 378

Fast Track Performance



Project: FOUNTAIN PLAZA TWO
General Contractor: CLANCY & THEYS
Start/Finish: 9/01/01 - 6/28/02
Days: 301

Fast Track Performance



Project: FOUNTAIN PLAZA THREE
General Contractor: CLANCY & THEYS
Start/Finish: 4/01/03 - 12/31/03

Days: 275

One NASA.

The Hampton Roads NSSC.

